

**FITCHBURG PLANNING BOARD MEETING MINUTES  
TUESDAY, MARCH 17, 2009**

**MEMBERS PRESENT:** Paula Caron, Chair  
Mike DiPietro  
Mike Hurley  
Nancy Maynard  
John DiPasquale  
Paul Fontaine, Jr.

**MEMBERS ABSENT** Elizabeth Slattery

**PLANNING OFFICE:** David Streb  
Mike O'Hara

**Call to Order**

Meeting called to order at 6:00 p.m. in the Veteran's Room, First Floor, City Hall.

**Communications**

Mike O'Hara distributed copies of an updated "Land Development Guide" including sections on Expedited Permitting sites.

Dave Streb had several comments:

Another Ch. 40A "smart growth" study is underway in the River Street mill area using Concord Square Planning & Development -- will have more info at April meeting.

There are two proposed TIFF projects: Image Diagnostics, 310 Authority Drive and Creative Biomass at former UCF buildings, 78 River Street.

Mass. Tech Collaborative has notified city that they will assist with two sites owned by Water Dept. (off Rindge Rd. & Ashby State Rd.) for wind power potential.

RFP will be issued for the former South Street School.

There will be an April 1<sup>st</sup> workshop on Downtown development at MRPC.

**Meeting Minutes**

Motion made & seconded to approve minutes of the February 17, 2009 Planning Board meeting as corrected by Ms. Caron. Vote unanimous to approve.

**ANR plans**

The Board reviewed and endorsed the following "ANR" plan:

Matson Homes, Inc. - Parker Hill Drive, Lots 10 & 11

Adjustment of property line in order to meet side yard setback for proposed dwelling on Lot 10.

**Minor Site Plan Review**

363 Lunenburg St., Rehab Dimensions

*Voting members present: Caron, DiPasquale, DiPietro, Fontaine, Hurley, Maynard, (6)*

Action: 6-0 to approve.

Bill Murray of Places Site Consultants presented plan to convert 363 Lunenburg Street into Business Office for Rehab Dimensions which is a rehab, health care & medical services sales & equipment center

Two employees besides owner. Currently permitted as a Home Occupation, but now owner will not reside in the building. Must get approval as a principal use.  
Building will not be open to the general public and no on-site retail sales will take place there. The building is 4.8 feet from the edge of the street layout, but 18 feet from the edge of the road.  
Four parking spaces provided on lot to the rear of the building. Plan is to regrade and leave as gravel parking surface. No sign.

Motion made & seconded to approve the minor site plan w/o conditions.  
Vote 6-0 to approve.

### **PUBLIC HEARINGS**

#### **Site Plan Review - Parkhill Plaza 529-539 Electric Ave. - new 4,800 sq. ft. retail building continued from 2-17-09)**

*Voting members present: Caron, DiPietro, Fontaine, Hurley, Maynard (5)*

Action: Approved.

Steve Mullaney, P.E. reviewed items that the Board requested at the last meeting: opportunity to visit the site, specification on the jersey barriers, and building architectural elevations.

Mr. DiPasquale asked about how the jersey barriers will be affixed.  
Paul DiGeronimo said there'll be pins to stay in place.

Wyman's will be isolated.  
There will be low growing vegetation along Electric Ave. and a new sign for Rollstone Bank.

Ms. Caron: Will the dumpster for the bank be screened? Ans: yes.

Discussion about parking in the snow storage area in the center of the lot.  
Steve Mullaney showed an architectural elevation of the new building and of the refurbished building where the dollar store is now.  
Paul D. said he'll do the new façade right away and the new freestanding building as the economy permits.

Mr. Wyman asked about the safety of the exit onto Electric Ave.  
Steve Mullaney explained that because the driveway is on the outside of the curve there is better sight distance.  
Mt. Wyman: even when backing out? Ans. Yes.

Steve Lantry, 218 St. Camille St.: Any other architectural element besides a jersey barrier that you looked at? Also had questions about snow storage.  
He pointed out dumpsters at rear (Franklin Road) side of site are too close to the street.

DiGeronimo said he'd stripe the property line at the rear of the site.

Discussion on possible conditions.

Motion made & seconded to close the hearing. Vote unanimous in favor.  
Motion made (Mr. Fontaine) & seconded (Ms. Maynard) to approve Site Plan with conditions:

- Construction according to plan, including granite curbing and sidewalk installation along Electric Avenue.
- Landscaping per plan.
- Installation of Decorative Jersey Barriers, in conformance with the materials submitted at the Planning Board meeting.
- Architectural renderings to be submitted to Planning Board for review.

- Fence and screen dumpsters behind Rollstone Bank and along Franklin Road.
- On-site dumpsters shall be screened from public view; covered and not allowed to overflow; and maintained on the subject property.
- All exterior improvements conditioned herein are to be completed within four months of the issuance of a building permit.
- Applicant/Owner shall maintain striping and landscaping in parking areas in accordance with plan.

Vote 5-0 in favor.

**Special Permit & Definitive Subdivision Plan - Fisher Road LLC, off Fisher Rd.**

[Planning Board had agreed 2-17-09 to reconsider their previous vote in January denying both the Special Permit & Definitive Subdivision.]

*Voting members present: Caron, DiPasquale, DiPietro, Fontaine, Hurley, Maynard (6)*

Action: 5-1 to approve.

Ms. Caron re-opened the hearing.

Atty. Phil Lombardo, applicant Brian Devellis and Chris Deloge, Whitman & Bingham present

Brian presented history of project -- preliminary approval, standard subdivision, Board had expressed preference for flexible subdivision. He has met several times with neighbors.

Homeowners Assoc. insurance will cover the detention basin. Has agreed to have a geotechnical engineer be present during construction.

He read thru the nine criteria in the Flexible Development section of the Zoning Ordinance, and stated how each one is met.

Ms. Caron asked about the size of the dwellings? About 1,200 sq. ft.

How did meeting yesterday go w/ neighbors?

Joe Poznick, 840 Fisher Rd. said that he'd like to get together with people from the city and work out a set of conditions.

Brian: The drainage structures are designed for the 25-year storm, per the Subdivision Regulations; the detention basin is designed to hold the 100-year storm.

Ms. Caron: in Subdivision Regulations -- volume to capacity ratio on adjoining roads may not exceed .5. Need data to support this.

She also asked for list of Waivers from the Subdivision Regs that would be necessary under Flexible plan.

Public comment:

Leroy Clark, 986 Fisher Road -- is concerned about the detention basin and pollutants running out into his yard. Also, he questioned the wisdom of discharging the detention basin into the wetlands. He's also concerned about the construction of the berm around the basin.

He's also concerned about protecting the spotted salamanders in his vernal pool.

Chris: Answer: stormceptor units and catchbasins w/ sumps & hoods will be used to separate oils & water & catch silt.

Re: discharge to wetlands -- DEP requires discharge to wetlands. The fill for the stormwater basin will be keyed into the existing grade, not just dumped there.

They've agreed to install rip-rap wicks in the basin to hasten drainage, as suggested by Stantec, and setting a minimum frequency for inspection of drainage structures & other maintenance procedures.

Mr. Fontaine asked about a mechanism for easier maintenance or reconstruction of the basin.

Mr. Sulin, Fisher Rd. is concerned about people that are going to be buying these lots. How much are homeowners' fees going to be?

Brian: you estimate costs based on maintenance, snow removal & landscaping costs.

David Dupree, 40 Roseland Dr. – the 100-foot buffer is still in plan? Ans: Yes.

Planting trees along the road? Yes, in compliance w/ landscape plan submitted.

Hunter Gelinas feels that these guys have made a lot of concessions and that they've made changes to help the neighborhood.

Ms. Caron asked about a phasing plan.

Brian stated he'll phase the construction by doing the drainage improvements first, cut the road in, stump it, put in road & drainage and build every other lot.

Discussion regarded whether Planning Board should vote & decide on conditions after or have the neighbors get together w/ developer and hash out conditions & present them to the Board.

Motion made & seconded to close the Hearing. Vote unanimous in favor.

Mr. Fontaine wanted to vote & have the conditions added later.

Among the possible conditions discussed:

- Applicant's contribution to 53G account for engineering oversight of construction
- Applicant pays \$1,500 per lot toward off-site improvements
- Planning Board review of landscaping plan
- Planning Board review of Homeowners Assoc. & covenant language
- 100-foot buffer on west side to be preserved, and a restoration plan is disturbed
- Submit drainage maintenance sign off from Stantec
- Drainage maintenance plan
- Phasing plan

Motion made & seconded to approve the Flexible Development Special Permit and the accompanying Definitive Plan.

Vote 5-1 (Mr. DiPietro opposed) to approve with conditions as discussed, but subject to review and discussion and final review of conditions at a future meeting.

## **OTHER BUSINESS**

### 1428 Main St., Nockege River Mills

Chris Deloge, Whitman & Bingham Assocs. talked to the Board about a planned mill conversion – former Homeline Furniture building. A conceptual plan was passed around. Will be submitting a Special Permit application. Proposed are 150 residential units. No non-residential uses are proposed at this time. More parking to be provided.

Chris asked if traffic study would be needed for the application. Applicant does not want to spend a lot of money – just wants to get an approval to make the property more marketable.

Members expressed skepticism that they could issue a special permit without information, architectural layouts, etc. Chris said the owner got prices from three architects, but it was more than the owner wanted to spend. If there was to be a decision, it would need to be a preliminary approval subject to further review and approval, once more details are known about the proposed end use.

Lot Release – Mt. Elam Peak subdivision

Lot 1 at the corner Turkey Hill & Goodfellow Drive had been left in the covenant before because they didn't intent to build for awhile. It was used as a loam stockpile. Loam mostly gone now. They have a buyer for the lot. \$187,000 is still held as bond. There will be four lots left in the covenant.

Motion made & seconded to release Lot 1 & authorize Chair to sign Covenant Release.  
Vote unanimous in favor.

Meeting adjourned 8:45 p.m.

Next meeting: April 21, 2009

Approved: 4-21-09